166.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,100 / 767,100
					USE VALUE:	767,100 / 767,100
					ASSESSED:	767,100 / 767,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAUST ROBERT R/ALEJANDRA H
Owner 2:	
Owner 3:	
Street 1:	31 OAKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHANLIAU KATHLEEN M -
Owner 2:	-
Street 1:	31 OAKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,841 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1792 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4841.000	368,000	3,400	395,700	767,100
Total Card	0.111	368,000	3,400	395,700	767,100
Total Parcel	0.111	368,000	3,400	395,700	767,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.07 | /Parcel: 428.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

109876

GIS Ref

GIS Ref

Insp Date

06/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	368,000	3400	4,841.	395,700	767,100	767,100	Year End Roll	12/18/2019
2019	101	FV	295,000	3400	4,841.	395,700	694,100	694,100	Year End Roll	1/3/2019
2018	101	FV	295,000	3400	4,841.	350,400	648,800	648,800	Year End Roll	12/20/2017
2017	101	FV	295,000	3400	4,841.	293,900	592,300	592,300	Year End Roll	1/3/2017
2016	101	FV	295,000	3400	4,841.	293,900	592,300	592,300	Year End	1/4/2016
2015	101	FV	288,100	3400	4,841.	254,400	545,900	545,900	Year End Roll	12/11/2014
2014	101	FV	288,100	3400	4,841.	245,900	537,400	537,400	Year End Roll	12/16/2013
2013	101	FV	288,100	3400	4,841.	234,000	525,500	525,500		12/13/2012

!12854!

PRINT

Date	Time
12/11/20	02:53:09

LAST REV

Date	Time
06/29/18	10:47:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12854

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHANLIAU KATHLE	53032-94		6/19/2009		516,000	No	No		
WASSON ANTOINET	31667-319		8/1/2000	Family	285,000	No	No		
	8471-375		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	109876
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2005	23	Manual	10,000			G6	GR FY06	install 2 partitio
4/14/2003	270	Manual	500					STORAGE AREA IN BM
4/18/2002	264	New Wind	2,000	C				5 PORCH REPLACEMEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
12/19/2008	Meas/Inspect	336	PATRIOT
9/8/2005	Permit Visit	BR	B Rossignol
12/4/2000	MLS	MM	Mary M
10/24/2000	Hearing N/C	163	PATRIOT
12/17/1999	Mailer Sent		
12/6/1999	Measured	243	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4841		Sq. Ft.	Site		0	70.	1.17	8									395,661						395,700	

Total AC/HA: 0.11113 | Total SF/SM: 4841 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,661 | Spl Credit | Total: 395,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	170.420
Other Features:	96250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412576
Depreciation:	44558
Depreciated Total:	368018

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

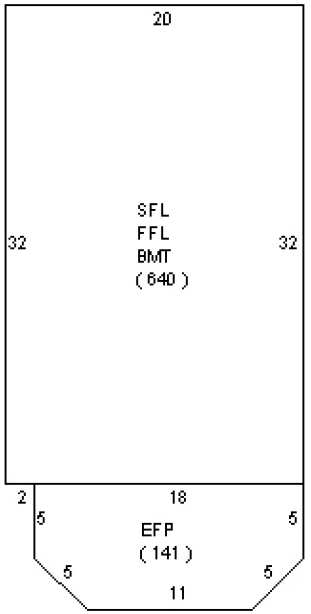
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.46
Special Features:	0	Val/Su Net:	178.55
Final Total:	368000	Val/Su SzAd	287.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	640	84.460	54,055
FFL	First Floor	640	170.420	109,069
SFL	Second Floor	640	170.420	109,069
EFP	Enclos Porch	141	46.990	6,626
	Net Sketched Area:	2,061	Total:	278,819
Size Ad	1280	Gross Are	2061	FinArea 1792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1920	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400